

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|--------|--------|-----------------------|
| 34 -36 | | NEWPORT ST, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|--------------------------------|-------|-------|------------|
| Owner 1: | ADAMS THOMAS A JR & TAESEON J/ | | | |
| Owner 2: | TRUSTEES TTADAM5 REVOCABLE TR | | | |
| Owner 3: | | | | |
| Street 1: | 34 NEWPORT STREET | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry | | Own Occ: Y |
| Postal: | 02476 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|---------------------------|-------|--|
| Owner 1: | ADAMS THOMAS A /TAESEON - | | |
| Owner 2: | - | | |
| Street 1: | 34 NEWPORT STREET | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02476 | | |

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 3 | 22 |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5515 | | Sq. Ft. | Site | | 0 | 80. | 1.06 | 9 | | | | | | | | | 468,360 | | | | | | 468,400 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|-------------------|-----------|
| 104 | 5515.000 | 454,500 | 3,800 | 468,400 | 926,700 | | 90092 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 0.127 | 454,500 | 3,800 | 468,400 | 926,700 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.127 | 454,500 | 3,800 | 468,400 | 926,700 | Total Land: | Insp Date |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 424.31 | /Parcel: 424.31 | Land Unit Type: | 01/12/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 104 | FV | 454,500 | 3800 | 5,515. | 468,400 | 926,700 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 413,700 | 3800 | 5,515. | 468,400 | 885,900 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 413,800 | 3800 | 5,515. | 468,400 | 886,000 | 886,000 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 320,700 | 3800 | 5,515. | 439,100 | 763,600 | 763,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 322,500 | 3800 | 5,515. | 363,000 | 689,300 | 689,300 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 302,100 | 3800 | 5,515. | 333,700 | 639,600 | 639,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 302,100 | 3800 | 5,515. | 304,400 | 610,300 | 610,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 268,600 | 3800 | 5,515. | 298,600 | 571,000 | 571,000 | Year End Roll | 12/11/2014 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 7/9/2021 | Permit Visit | DGM | D Mann |
| 1/12/2018 | Inspected | HS | Hanne S |
| 12/15/2017 | MEAS&NOTICE | HS | Hanne S |
| 11/22/2008 | Meas/Inspect | 201 | PATRIOT |
| 11/15/2008 | Measured | 336 | PATRIOT |
| 1/1/1982 | | KM | |
| | | | |
| | | | |
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|-------|
| | Prior Id # 1: | 90092 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 2 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
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